Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Map & Parcel
058 15 0
116.00

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1.00.

Affiant

New Owner:
Chondell Braden
102 Evian Springs Way
Hendersonville, TN 37075

Send Tax Bills to:
Same

Karen Johnson Davidson County
Batch# 362764 DEEDQC
02/25/2020 10:03:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200225-0020671

Subscribed before me this 20 day of February 2020.

Notary
My Commission Expires 10-8-2021
(Affix Seal)

EVELYN C. WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that CHONDELL BRADEN, as administrator of the ESTATE OF VANESSA BRADEN, Deceased, hereinafter "Grantor," for and in consideration of the sum of One and No/100 Dollars ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to CHONDELL BRADEN, as sole heir, his heirs and assigns, all of his right, title and interest in and to that certain property described herein. The property subject to this conveyance is a certain tract of land in Davidson County, State of Tennessee, more fully described as follows:

LAND in Davidson County, Tennessee, being Lot No. 95 on the Plan of Creekwood North Subdivision, of record in Book 4675, page 16, said Register's Officer, to which plan reference is made for a more complete description.

Being the same property conveyed to Willie R. Braden and wife, Vanessa Braden by Warranty Deed from Marion Thurman and Wife, Eva M. Thurman, of record in Book 4960, Page 692, Register's Office for Davidson County. Willie R. Braden predeceased Vanessa Braden. Vanessa Braden's estate has now been probated under Case #20P56 in the Probate Court for Davidson County, Tennessee.

This conveyance is made subject to the following:

- Taxes for the year 2020 and subsequent.
- Any and all existing easements, mortgage and restrictions as shown of record not stated herein.

This is improved property known as: 3929 Creekway Court, Nashville, Tennessee 37218.

WITNESS my hand this 20 day of February 2020.

Grantor:

CHONDELL BRADEN, Administrator of the
ESTATE OF VANESSA BRADEN

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared CHONDELL BRADEN, Administrator of the ESTATE OF VANESSA BRADEN, with whom I am personally acquainted and who upon oath, acknowledged himself to be the within named Grantor, Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 20th day of February 2020.

Notary Public

My Commission Expires: March 8, 2022

EVELYN C WALKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY